



Newhaven Neighbourhood Plan



Topic Paper 3 Housing

June 2014



Introduction

Newhaven Town Council are preparing a Neighbourhood Plan for the town and are consulting with the community, so that they can make their views known on how they would like to see Newhaven grow and change in the future, and what they would like to keep and protect. The framework for this consultation process is set out in the “Newhaven to 2030 Consultation Strategy”.

The Town Council took the first steps a while ago with the Big Planning Event in 2012 and the resulting “People’s Report” which has been used, along with the “A Profile of Newhaven”, to prepare this and the other Topic Papers. You can view these and all the other documents related to the Neighbourhood Plan, at the Town Council’s website www.newhaventowncouncil.gov.uk, or you can call in at the Town Council offices at 18 Fort Road Newhaven, or phone us on 01273 516100.

To aid the consultation process and provide a focus for discussion, the Town Council have put together a number of Topic Papers that cover a range of themes considered relevant for the town.

This Topic Paper 3 – Housing, sets out the emerging work on the vision and objectives to help delivery of housing in the Neighbourhood Plan and seeks feedback from the local community and stakeholders on this and their preference for site selection for the allocation of 830 new homes in the town. (This Topic Paper has an appendix that sets out all the sites that have been submitted to Lewes District Council for consideration as development sites and those submitted recently to the Town Council following a ‘call for sites’).

The full range of Topic Papers are as follows:

Topic Paper 1. Introduction and Background

Topic Paper 2. Vision and Objectives

Topic Paper 3. Housing (with Appendix 1)

Topic Paper 4. Facilities and Services

Topic Paper 5. Environment and Open Space

Topic Paper 6. Employment and Tourism

Topic Paper 7. Transport and Access

Wanted – Your Views

The Town Council would welcome your views on whether we have identified all the issues relating to housing in Newhaven and whether the vision and objectives are likely to deliver the improvements/change that you would like to see. There is also the opportunity to make comments on sites that have been suggested for housing development.

This can be done by completing the questionnaire that is being delivered to all households in the town at the beginning of July. Other ways of completing a questionnaire and getting involved are set out at the end of this Topic Paper.

Key Issues and Challenges

'A Profile of Newhaven' (available on the Town Council's website) identified the following key issues and challenges for the town in respect of housing:

- Current housing stock shows relatively low number of flats whilst relatively high number of single households
- Newhaven has a relatively high proportion of young people up to the age of 29. These are people that will be looking for smaller type of accommodation in the future
- Identified need for more family homes
- Relatively low choice of detached homes in the existing housing stock and therefore smaller choice of homes to aspire to
- Newhaven has a relatively high proportion of young people up to the age of 29. These are people that will be looking for smaller type of accommodation in the future
- Pockets of poorer health which may generate the need for homes suitable for adaptation
- Need to balance housing needs in Core Strategy with protection of urban, rural and coastal environments

Vision

The following paragraph, has been taken from the overall draft vision set out in Topic Paper 2 in respect of housing in Newhaven:

*By 2030.....
New housing will have been delivered to meet the local need and wider housing needs of the district, including affordable housing and a mix of housing types, to ensure an equitable balance of property sizes, essential for a sustainable community.*

Objectives

Topic Paper 2 also lists nine draft objectives which will support delivery of the overall vision. The following objective relates to supporting the delivery of housing:

Objective 1: Housing

To meet the requirements of the Lewes District Proposed Submission Core Strategy, the Neighbourhood Plan will need to identify sites to deliver a minimum of 830 new homes for Newhaven. Housing development will:

- *reflect the requirements of the Core Strategy, by an allocation for housing on land at Harbour Heights.*
- *support the redevelopment of brownfield sites to housing where appropriate with due regard to ensuring the availability of employment for local people.*
- *ensure that developments include a suitable mix of housing to meet local needs and provide a range of dwelling sizes to help foster a balanced community with homes in all sections of the market.*
- *provide adequate car parking according to the house type and location.*

Background to constraints and requirements

Topic Paper 1 – Background Information, provides the context of the Newhaven Neighbourhood Plan and identifies that the Plan must seek sites for a minimum of 830 new homes in accordance with Lewes District Council's Proposed Submission Core Strategy.

This number of homes must be allocated in the Newhaven Neighbourhood Plan as a minimum, otherwise the plan will be rejected by the examiner and the District Council will then allocate sites in the town for development, deciding where they will go, what sort of homes they will be and what they will look like rather than the local community.

Lewes District Council originally produced a Proposed Submission Core Strategy document in January 2013, which identified that Newhaven, would need to accommodate **780** dwellings. Since then the District Council has been reassessing all the figures on housing need and are currently consulting on a modified document, which indicates that Newhaven will need to accommodate a minimum of **830** net units. This will be in addition to the 609 net dwellings that have planning consent but are not yet built.

The Core Strategy also identifies that land at Harbour Heights, Newhaven must contribute towards but not exclusively to the 830 planned net additional units. Although this figure has yet to be accepted by an inspector, the Neighbourhood Plan still needs to be in conformity with this emerging plan at this stage.

The Neighbourhood Plan must also be in general conformity with other planning policy and in the case of Newhaven, as part of the area lies within the South Downs National Park designation, the Plan must be in alignment with the emerging South Downs National Park Local Plan (which will be informed by the adopted South Downs National Park's Management Plan). This means that special regard will need to be paid to any development that is suggested for land within the National Park.

Other documents to consider

The Lewes District Council Strategic Housing Land Availability Assessment (SHLAA) identifies potential housing land in the District to ensure a sufficient supply of housing sites. It is updated annually. The sites in the SHLAA are identified to promote discussion and are evidence only and do not allocate land for development.

Some of the sites in the SHLAA were included in Lewes District Council's Local Plan Part 2 – Site Allocations and Development Management Policies document, which was consulted upon in November 2013. This was the District Council's first step in producing a document to allocate specific sites for development.

Local Plan Part 2 states however that:

“Newhaven Town Council is currently preparing a Neighbourhood Plan for the parish area. Therefore the site options identified at this stage are contingent on the Town Council's progress to adopting a Neighbourhood Plan.”

Although these sites have already been consulted on by the District Council, the Town Council consider that it is important for the local community to have another opportunity to make their views known.

Potential Sites for Housing development

Sites that the District Council identified for potential housing development in Newhaven in Local Plan Part 2, are set out in the table below, although the list is reduced as those that are on port land (on which the Neighbourhood Plan has no jurisdiction) or have planning permission have not been included. Further details are available in Appendix 1 to this document.

Table 1 – Sites with potential for housing development consulted on by Lewes District Council’s Local Plan Part 2

Site ref	Sites identified by Lewes District Council - Site Name	Number of units
LDC 1	Seahaven Caravans, Railway Road,	22
LDC 2	The Old Shipyard, Robinson Road,	64
LDC 3	Land to west of St Lukes Court, Church Hill	24
LDC 4	Site at Hill Road and Fairholme Road	8
LDC 5	Robinson Road Depot, Robinson Road	80
LDC 6	LDC Offices at Fort Road	6
LDC 7	Former Saxonholme site	30
LDC 8	Land at Harbour Heights, Meeching Quarry and west of Meeching Quarry	400
LDC 9	West of Meeching Quarry	125
LDC 10	Land at Kings Avenue	8
LDC 11	Land south west of 7 Park Drive Close (SDNP)	8
		Total 775

In addition, a Call for Sites was carried out by the Town Council from 19th May – 2nd June 2014 and the table below identifies sites that have been submitted to the Town Council by land owners and developers.

Table 2 – Sites submitted from Newhaven Town Council’s ‘call for sites’

Site ref	Call for Sites carried out by Newhaven Town Council	Number of units
CS 1	Fort Road Council Offices	now 8
CS 2	Land at Meeching Down	100
CS 3	Land opposite 1 Neill’s Close	TBA
CS 4	Land adjacent to 20 Neill’s Close	TBA
CS 5	Land North of 17 New Road	4
CS 6	Robinsons Road Depot	30
CS 7	Land north and east of Valley View, Valley Road	2
CS 8	Bay Vue Car Park, Bay Vue Road	TBA

Please let us know what you think of these sites by filling in the questionnaire delivered to all households or on line. This Neighbourhood Plan consultation is another opportunity for the community of Newhaven to influence where new homes should be built (please note that you may only submit one response per person)

How to get involved

Local communities really do have power to shape the places in which they live. As the Neighbourhood Plan will be a community led document, your views and support are **really important** to the Town Council and are essential, if we are to deliver a Plan that truly reflects the needs and aspirations of those that live and work in the town.

There are a number of ways that you can make your views known and the community can get involved.

- You can **complete the questionnaire** that will be delivered to each household in the town and return it to the Town Council. The questionnaire will also be available from the Town Council offices at 18 Fort Road, or can be posted to you, simply phone 01273 516100, email admin@newhaventowncouncil.gov.uk, or download from the Town Council's website www.newhaventowncouncil.gov.uk; **We would be grateful if you would submit your comments by Friday 1st August**
- Comment on the **Profile of Newhaven** which is available to read on line at the address above or is available to view at the Town Council's offices or the local library.
- You can **sign up to the Citizens Panel**, which will be used to continue with this and the other stages of the Neighbourhood Plan's consultation and other plans of the Town Council. A "Citizens Panel Membership Form" is available from the Town Council offices in Fort Road, can be posted to you simply phone 01273 516100, or are available to download from the Town Council's website www.newhaventowncouncil.gov.uk;
- You, or your group/organisation, can **be involved in one or more of the Focus Groups*** that are being established to look at the topics covered in the Neighbourhood Plan in more detail;
- You can **attend one of the exhibitions** below, which have been organised to provide information and opportunities to discuss the Neighbourhood Plan and how it might affect the community where you live;

Exhibition dates

8th July at Meeching Hall, Fort Road, 10am – 3pm

8th July at Lewes Road Hut, 5pm – 8pm

15th July at Denton and Mount Pleasant Social Centre, 10am – 2pm



